



Beckley, West Virginia

Beckley Crossing

Demographics

	5 miles	10 miles	15 miles
Population			
2000 Census	38,957	70,136	97,813
2005 Estimate	38,130	70,205	98,266
Households			
2000 Census	16,612	28,406	39,546
2005 Estimate	16,594	28,976	40,482
Average Household Income			
2000 Census	40,012	39,945	38,209
2005 Estimate	45,593	45,605	43,574
Median Household Income			
2000 Census	28,757	28,265	27,367
2005 Estimate	32,787	32,636	31,492
Per Capita Income			
2000 Census	17,444	16,466	15,730
2005 Estimate	20,201	19,075	18,179



- Located in the heart of Southern West Virginia's retail corridor
- Adjacent to two major arteries in Beckley
- Easy ingress and egress
- Wal-Mart Super Center, Lowes/Sams Club, and Kohls Centers have ignited the retail market

For more information, contact:

H. L. Libby Corporation

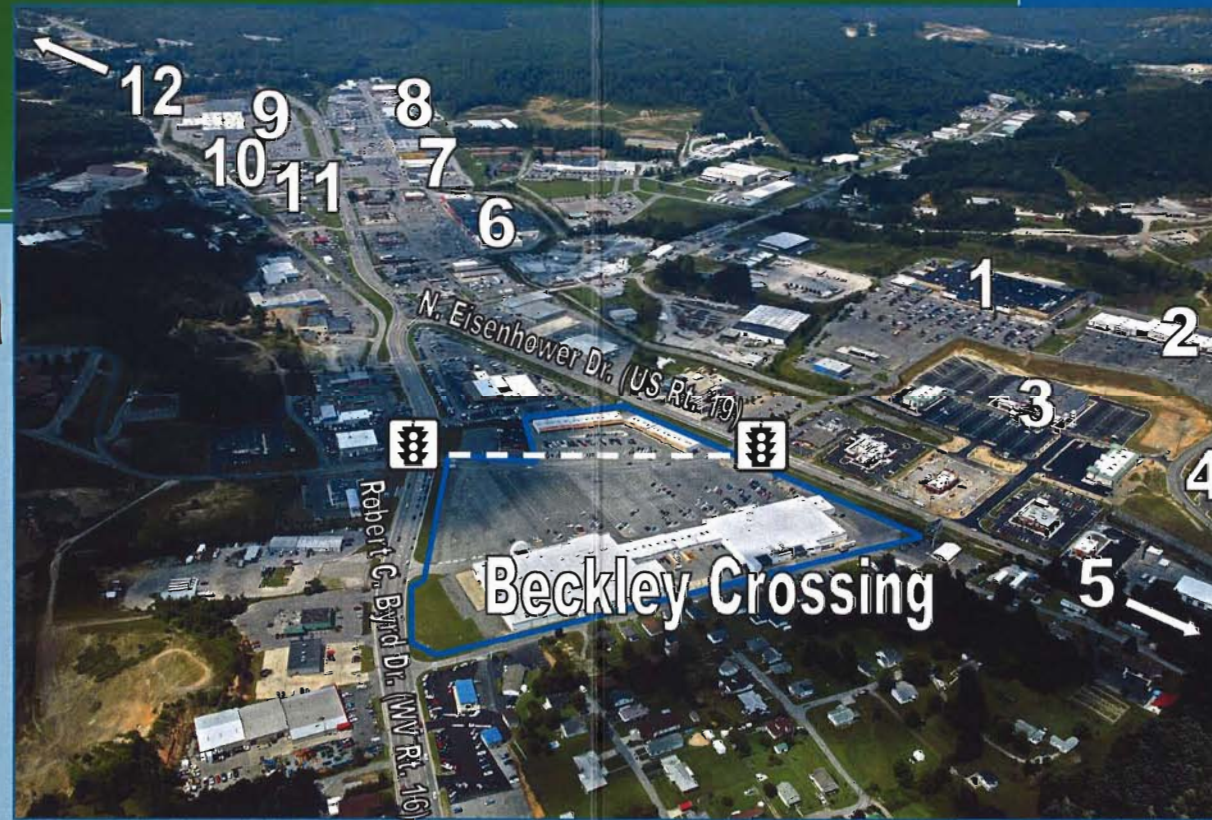
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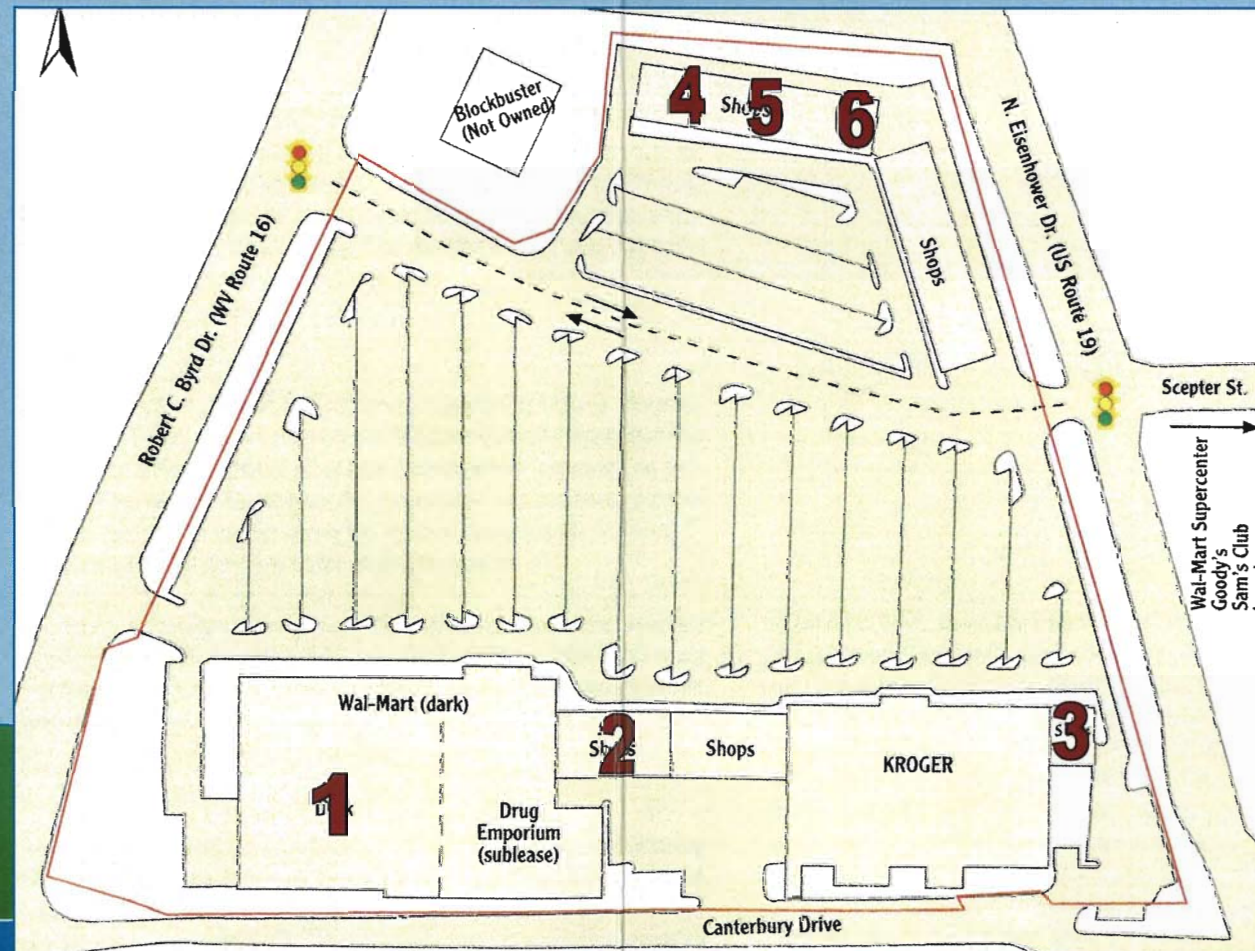


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Beckley serves as the hub of Southern West Virginia, with a trade area of over 200,000 people. Beckley Crossing is located between Robert C. Byrd Drive (WV Rt. 16) and N. Eisenhower Drive (US Rt. 19), the two primary roads in Beckley. The cross access connecting the two roads increases the convenience of the center for patrons. The intersection of Robert C. Byrd Drive and N. Eisenhower Drive is the heart of Beckley's retail corridor. Ingress and egress are facilitated by traffic signals from the access street. Both areas of the shopping center are highly visible and easily accessible.



1. Wal-Mart Super Center
2. Cranberry Creek—Lowe's Home Improvement, Sam's Club, Goody's, Shoe Carnival
3. Movie Theater
4. Kohl's
5. Cranberry Creek Center—Food Lion
6. By-Pass Plaza—Magic Mart, Staples
7. Plaza Mall—Goodyear, Schewels
8. Beckley Plaza—Kmart, Rite Aid, Joann Fabrics, Petland, Big Lots Furniture
9. Raleigh Mall—Gabriel Brothers, Elder Beerman, Dollar General
10. Big Lots/CVS
11. Nell Jean Shopping Center
12. Crossroads Mall—Belk, JCPenney, Sears



Available Spaces:

- 1 - 60,000 sq. ft.
- 2 - 1,750 sq. ft.
- 3 - 1,750 sq. ft.
- 4 - 1,200 sq. ft.
- 5 - 1,200 sq. ft.
- 6 - 1,800 sq. ft.

Current Tenants:

Kroger
Drug Emporium
Cato

